



The Park

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ESTATE AGENTS

The Park

Melrose, The Park, Cheltenham, GL50 2SG

£325,000 Leasehold

An impressive 2 bedroom, second floor apartment with allocated parking, situated within this handsome building in a leafy location of The Park.

NO ONWARD CHAIN • reception hall • living/dining room • kitchen • 2 bedrooms • 4-piece shower room • allocated parking • gas central heating • sought after location

Description

This elegant second floor, 2 bedroom apartment is located within a handsome villa, offering spacious accommodation. Situated within this picturesque location, yet within easy walking distance of excellent local amenities, the well presented accommodation comprises an entrance hallway, 22' living/dining room, attractive kitchen with a range of wall and base units and built-in appliances, 2 bedrooms (the principal bedroom with dual built-in wardrobes), and shower room. Outside, there are well kept communal grounds and an allocated parking space. This super apartment also benefits from gas central heating, share of freehold, and no onward chain.

Further Information:

Lease 99 years from May 1984 (the lease will be extended to 999 years on change of ownership) - Share of Freehold. **Service Charge** £2500.00 per year. **Freeholder** Summer Spring Residents Association Ltd. **Management Company** Cambray Property Management. **Pets** No. **Short Term Lets** No. **Local Authority** Cheltenham Borough Council. **Tax Band** B. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Not connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



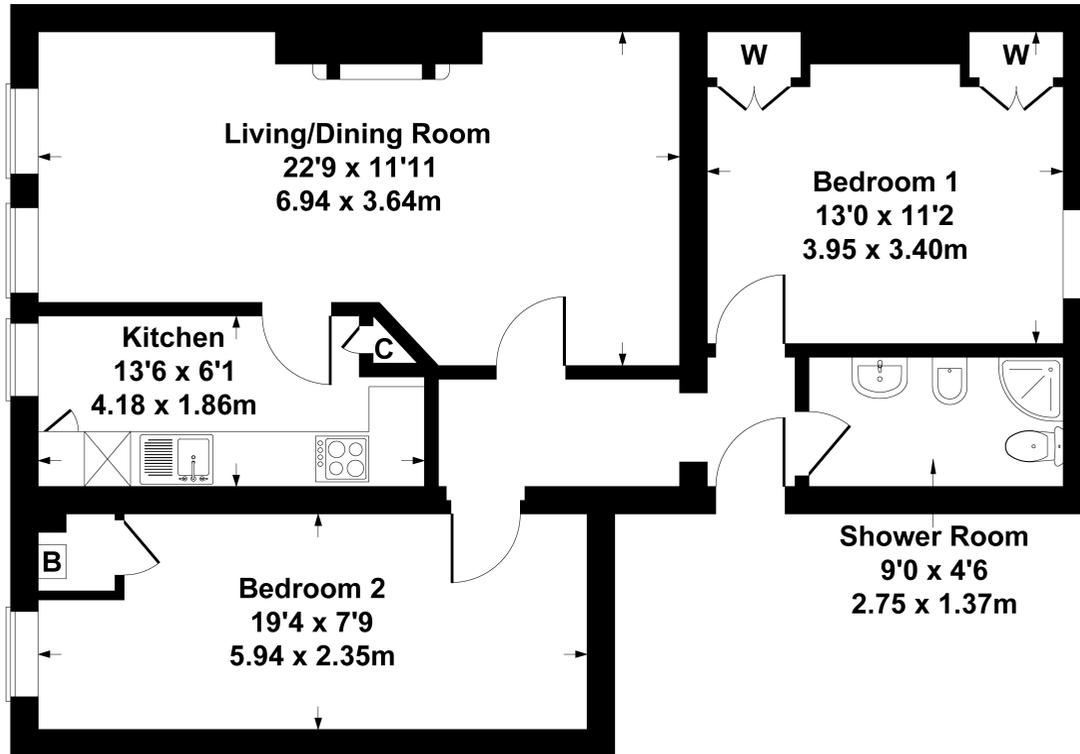


Situation

The Park is one of Cheltenham's finest residential areas, just a short walk from Hatherley Park and the Bath Road shopping area. Cheltenham is a vibrant Regency town, renowned for its elegant architecture and world class horse racing at Prestbury Park Racecourse. The town also hosts a celebrated programme of music, jazz, science, and literature festivals throughout the year.

Flat 3 Melrose 6 The Park, Cheltenham

Approximate Gross Internal Area
House : 764 sq ft - 71 sq m

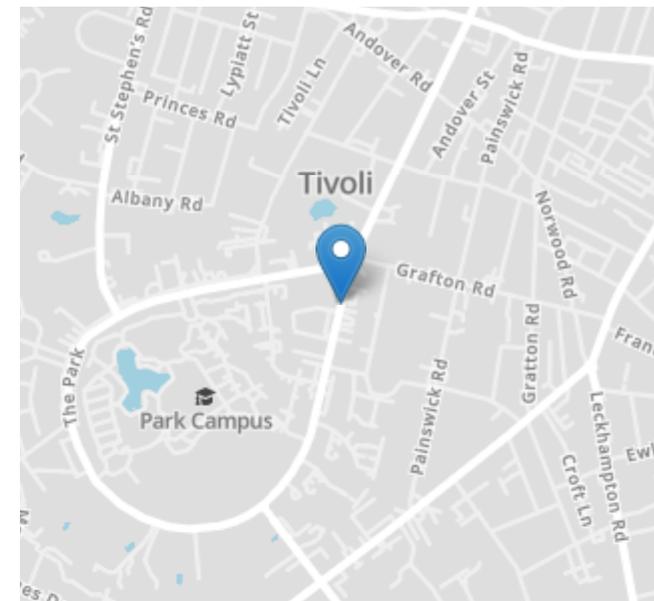


SECOND FLOOR

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2026



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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